



To Let

Retail Unit

Office / Commercial Use

OPEN TO OFFERS

**Lanark Station, Bannatyne St,
Lanark
ML11 7JP**

279,000+

ANNUAL STATION FOOTFALL*

Description:

A new business opportunity has arisen in Lanark Station. The available property comprises a single office / commercial unit prominently located on Platform 2 of the station. The unit benefits from a metered power supply, water, and drainage.

Location:

Lanark Station is situated in South Lanarkshire and is the southern terminus of the Argyle Line. The station is located on Bannatyne Street, Lanark which is staffed part-time and has a car-park with 31 spaces and two disabled bays.

**The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 279,864 for 2019/2020.*

**station
spaces**



**Property:**

Lanark station building is no longer used as an operational building and has undergone significant canopy works to refurbish the structure which is expected to be complete in October 2023. The entire station building is available to lease over one level. The net internal floor area is as follows.

Unit size:

Ground Floor: 62.4sq. m. / 667 sq. ft.

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable, respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

AWAITING EPC

For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

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